



**DRAFT**  
**STATEMENT OF PROCEEDINGS  
FOR THE SPECIAL MEETING OF THE  
LOS ANGELES GRAND AVENUE AUTHORITY  
KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET, ROOM 374-A  
LOS ANGELES, CALIFORNIA 90012**



**Monday, January 25, 2016**

**10:00 AM**

AUDIO FOR THE ENTIRE MEETING. (16-0654)

**Attachments:**    [AUDIO](#)

Present:            Chair Hilda L. Solis, Vice Chair José Huizar, Secretary Sachi A. Hamai and Director Steve Valenzuela

**I. ADMINISTRATIVE MATTERS**

1. Call to Order. (16-0168)

**Chair Solis called to order the seventy-third meeting of the Los Angeles Grand Avenue Authority at 10:19 a.m., with a quorum of members present.**

2. Approval of the October 26, 2015 regular meeting minutes. (16-0478)

**On motion of Director Valenzuela, seconded by Secretary Hamai, this item was approved.**

**Attachments:**    [SUPPORTING DOCUMENT](#)

3. Approval of the November 18, 2015 Special Meeting Minutes. (16-0479)

**On motion of Director Valenzuela, seconded by Secretary Hamai, this item was approved.**

**Attachments:**    [SUPPORTING DOCUMENT](#)

4. Approval of the November 30, 2015 regular meeting minutes. (16-0480)

**On motion of Director Valenzuela, seconded by Secretary Hamai, this item was approved.**

**Attachments:**    [SUPPORTING DOCUMENT](#)

## **II. REPORTS**

5. Status Update on the Grand Avenue Hotel and Parking Revenue Participation Agreement by the City of Los Angeles Office of the Chief Legislative Analyst - John Wickham. (16-0172)

**John Wickham, Chief Legislative Analyst, City of Los Angeles, provided a summary of the revised economic development study, specifically the removal of commercial elements, the change in hotel brand, and the reconfiguration of housing. Mr. Wickham reported that the new study is completed and the City has been working with Related Companies to finalize the MOU; however, Related Companies has requested for an extension. Mr. Wickham is hoping to finalize the MOU in a couple of weeks. Once agreement is reached, the MOU will be taken to the City's Economic Development Committee and the City Council for consideration.**

**Chair Solis requested for some information on the T.O.T. Mr. Wickham provided a brief overview of the City's investment policy. The policy has been used for hotel development which comes out to 50% of net new revenue from the amount generated by a hotel. Mr. Wickham stated that T.O.T. is usually the largest source of revenue in hotel deals. The revenue percentage is yet to be determined and has not been presented to the City Council.**

**Director Valenzuela asked if the terms are different from the prior agreement. Mr. Wickham confirmed that the terms are not different from the last set of terms approved by City Council in 2013-14.**

**By Common Consent, there being no objection, this item was received and filed.**

6. Update on Developer Submittal of December 18, 2015 for Grand Avenue Project Phase I, Parcel Q. - Bradford Bolger. (16-0171)

**Bradford Bolger, Senior Manager, Chief Executive Office Capital Programs, introduced this item and provided an overview of the execution of the September 28, 2015 Letter Agreement and revised Schedule of Performance for Phase I, Parcel Q with Grand Avenue LA, LLC.**

**Mr. Bolger reported that on December 18, 2015, Related Companies (Related) submitted the form of the Definitive Equity Investment Agreement**

and provided information on the Equity Investor for the Transfer Approval Process. Authority Counsel confirmed Related's submission. Related has satisfied the December 18, 2015 milestone.

Director Valenzuela asked if the definitive equity investment has executed by all parties. Mr. Bolger confirmed it is not required at this point.

By Common Consent, there being no objection, this item was received and filed.

### **III. CLOSED SESSION**

#### **7. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE SECTION 54956.8.**

Property: Parcel Q, Parcel L, and Parcel W-2 of the Bunker Hill Urban Renewal Project Area and the Grand Park parcels.

JPA Real Property:  
Negotiators: Bradford Bolger, Christine Frias, Chia-Ann Yen, Maria Cabildo, Russell Horning, Thomas Webber, Paul Rutter, Diane Hvolka, Sara Hernandez

Negotiating Parties: Grand Avenue L.A., LLC

Under Negotiation: Price and Terms of Payment. (16-0170)

**Helen S. Parker, Authority Counsel, announced the above Notice of Closed Session.**

**The JPA Board recessed to Closed Session at 10:25 a.m. Present were Chair Solis, Vice Chair Huizar, Secretary Hamai and Director Valenzuela.**

**The Chair reconvened the Grand Avenue Authority meeting to open session at 11:10 a.m. Present were Chair Solis, Vice Chair Huizar, Secretary Hamai and Director Valenzuela.**

**No reportable action was taken in Closed Session.**

#### **IV. RECOMMENDATIONS**

8. Approve and authorize the additional provisions in the January 25, 2016 Letter Agreement with Grand Ave LA, LLC to provide a short term extension to the Grand Avenue Phase IIC (Parcel L partial) and Phase III (Parcel W-2), Schedule of Performance in the Second and Third Amendments to the Disposition and Development Agreement with respect to the milestone with the current deadline of February 1, 2016. - Bradford Bolger. (16-0477)

**Bradford Bolger, Senior Manager, Chief Executive Office Capital Programs, introduced this item and provided an overview of the additional provisions in the January 25, 2016 Letter Agreement.**

**Mr. Bolger reported that staff continues to work with the Developer to review the scope, schedules and requirements for Phase IIC and Phase III. Also, due to the linkage between Phase IIC and Phase III, staff recommends the approval of an additional short term extension.**

**Chair Solis recommended allowing staff more time by approving a new short term extension deadline date of June 1, 2016. Director Valenzuela stated that the additional time would allow the Developer to work with staff in the development of alternative schematic designs for the open space for Phase IIC that would show how the developer's program and the Authority's objectives can be best achieved and for Authority to consider and take action in order to make progress on Phase IIC.**

**Steve Eimer of Related addressed the JPA Board and expressed concern with the term "schematic" and asked that it be substituted with "conceptual" in consideration of the cost involved and its impact to the budget. After discussion, the JPA agreed that the term schematic design was appropriate and that the JPA should be involved in approval of each step of the process.**

**On motion of Director Valenzuela, seconded by Secretary Hamai, this item was approved.**

#### **V. MISCELLANEOUS**

9. Discussion of Future Agenda Items - Bradford Bolger. (16-0174)

**There were no items discussed.**

10. Date of Next Regular Meeting scheduled for February 22, 2016 - Bradford Bolger. (16-0175)

**Bradford Bolger, Senior Manager, Chief Executive Office Capital Programs, noted that the next regular meeting date is scheduled for Monday, February 22, 2016 at 10:00 a.m.**

11. Public Comment. (16-0169)

**No members of the public addressed the Authority Board.**

12. Adjournment. (16-0176)

**There being no further business to discuss, Chair Solis adjourned the meeting at 11:19 a.m.**